

WARRANTY DEED

001614

13-210
TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS that we, Cecil G. Cates and Rachel L. Cates, husband and wife, both of Waterville County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Charles P. Kronenthal, Sr. of Leesburg, County of Lake and State of Florida, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Charles P. Kronenthal, Sr., his heirs and assigns forever, a certain parcel of land situate in ~~Waterville~~, County of Kennebec and State of Maine and bounded and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Charles P. Kronenthal, Sr., his heirs and assigns forever, to them and their use and behoof forever.

AND we do covenant with the said Grantee, his heirs and assigns that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantee to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Charles P. Kronenthal, Sr., his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Cecil G. Cates and Rachel L. Cates, joining in this deed as Grantors, and relinquishing and conveying all our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this ~~28th~~ day of January, A.D. 1998. 27th

Signed, Sealed and Delivered
in the presence of

STH

STH

Cecil G. Cates
Cecil G. Cates

Rachel L. Cates
Rachel L. Cates

State of Maine
Kennebec, ss

January ~~28~~²⁷, 1998

Then personally appeared the above-named Cecil G. Cates and Rachel L. Cates, husband and wife, and acknowledged the foregoing instrument to be their free act and deed. Before me,

STH
Notary Public, Attorney at Law



STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001

13-210

EXHIBIT A

Warranty Deed

Cecil G. Cates and Rachel L. Cates
to
Charles P. Kronenthal Sr.

CERTAIN land, together with the buildings and improvements located thereon, in Waterville, Kennebec County, Maine, being more particularly described as follows:

Lots 4, 5 and 6 of a Plan of Survey prepared for John L. Thomas Jr. and James G. McCann dated October 1976 made by Harvey J. Mitchell, Land Surveyor No. 120, said plan recorded in the Kennebec County Registry of Deeds on March 24, 1978, and being File #E-78023; also described as follows:

Beginning at an iron pin set in the ground, said iron pin being 183.83' from the State Highway property line on the West River Road and also being the northeast corner of land now or formerly of D. A. Hamlin; thence S 59°-31' E a distance of 351.23 feet to an iron pin set in the ground; thence S 36°-22' W a distance of 159.53 feet to an iron pin set in the ground; thence westerly a distance of 57.08 feet to an iron pin set in the ground; thence in a circumference a distance of 114.84 feet to an iron pin set in the ground; thence N 53°-38' W a distance along the northerly side of Thomas Drive a distance of 257.88 feet to an iron pin set in the ground; thence N 43°-25' E a distance of 208.53 feet to an iron pin set in the ground and also being the point of beginning.

Meaning and intending to convey the premises described in a deed from John L. Thomas Jr. to Cecil G. Cates and Rachel L. Cates dated May 2, 1978, and recorded in the Kennebec County Registry of Deeds in Book 2102 Page 120 and in a corrective deed from Charles J. Ruff and Rebecca V. Ruff to Cecil G. Cates and Rachel L. Cates dated January 23, 1998, and to be recorded in the Kennebec County Registry of Deeds.

RECEIVED KENNEBEC SS.

98 JAN 29 AM 9:00

ATTEST: *Norma R. Quinn*
REGISTER OF DEEDS